

## EASEMENT DEED

THIS INDENTURE, Made this the 17th day of September A. D., 1956, by and between NORTH PALM BEACH, INC., a Florida corporation, of the first part, hereinafter referred to as the grantor, and CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, a body corporate, created by the Acts of the Legislature of Florida, 1949, with its principal office at 901 Evernia Street, West Palm Beach, Palm Beach County, Florida, of the second part, hereinafter referred to as the grantee.

## W I T N E S S E T H:

That for and in consideration of the sum of One Dollar and other good and valuable considerations in hand paid by the grantee to the grantor, the receipt of which is hereby acknowledged, the grantor does hereby grant, bargain, sell and convey unto the grantee, CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, its successors and assigns, the perpetual easement and right for and to the exclusive use and enjoyment of the following described lands situate in the County of Palm Beach, State of Florida:

All that part of the Southeast one-quarter (SE $\frac{1}{4}$ ) of Section 17, Township 42 South, Range 43 East, and all that part of the West one-half of the Southwest one-quarter (W $\frac{1}{2}$  of SW $\frac{1}{4}$ ) and of Government Lot 4, of Section 16, Township 42 South, Range 43 East, which includes a part of Tract B, and a part of Southwind Drive, and a part of Lots 24 through 35 inclusive in Block 3 as shown on Sheet 3 of 5 of Plat No. 1, Village of North Palm Beach, as recorded in Plat Book 24, page 204, and a part of Block 1 and a part of Lots 1 through 23 inclusive of Block 3 as shown on Sheet 2 of 5 of Plat No. 1, Village of North Palm Beach, as recorded in Plat Book 24, page 205 of the Public Records of Palm Beach County, Florida, lying within the following described parcel of land:

Begin at the Southwest (SW) corner of the Southeast one-quarter (SE $\frac{1}{4}$ ) of said Section 17, Township 42 South, Range 43 East, and bear North 1° 31' 50" East along the west line of said Southeast one-quarter (SE $\frac{1}{4}$ ), a distance of 2375.63 feet to the point of beginning; Thence, South 67° 25' 17" East, a distance of 2624.78 feet; Thence, North 22° 34' 43" East, a distance of 2.50 feet to a point of curvature; Thence, Southeasterly along the arc of a curve concave to the Southwest, having a radius of 707.50 feet, a central angle of 27° 17' 17" and a long chord bearing of South 53° 46' 38" East, a distance of 336.96 feet to the end of said curve; Thence, South 40° 08' 00" East, a distance of 899.16 feet; Thence, North 49° 52' 00" East, a distance of 7.50 feet to a point of curvature; Thence, Southeasterly along the arc of a curve concave to the Northeast, having a radius of 485 feet, a central angle of 50° 28' 28" and a long chord bearing of South 65° 22' 14" East, a distance of 427.26 feet to the end of said curve; Thence, North 89° 23' 32" East, a distance of 4697.82 feet to an intersection thereof with the centerline of the existing channel of the Intracoastal Waterway in the open waters of Lake Worth; Thence, South 5° 41' 12" East along said centerline, a distance of 230.91 feet to a point in Lake Worth; Thence, South 89° 23' 32" West, a distance of 4718.26 feet to a point of curvature; Thence, Northwesterly along the arc of a curve, concave to the Northeast, having a radius of 715 feet and a central angle of 50° 28' 28", a distance of 629.88 feet to the end of said curve; Thence, North 49° 52' 00" East along a radial line of said curve, a distance of 7.50 feet; Thence, North 40° 08' 00" West,



a distance of 899.16 feet to a point of curvature; Thence, Northwesterly along the arc of a curve, concave to the Southwest, having a radius of 492.50 feet and a central angle of  $27^{\circ} 17' 17''$ , a distance of 234.56 feet to the end of said curve; Thence, North  $22^{\circ} 34' 43''$  East, along the radial line of said curve, a distance of 2.50 feet; Thence, North  $67^{\circ} 25' 17''$  West, a distance of 2543.96 feet to a point on the west line of the Southeast one-quarter ( $SE\frac{1}{4}$ ) of Section 17, Township 42 South, Range 43 East; Thence, North  $1^{\circ} 31' 50''$  East along the said west line, a distance of 225.01 feet to the point of beginning.

The bearings in the above description refer to the standard plane rectangular coordinate system for the East Zone of Florida.

LESS, However, the existing right of ways for Prosperity Farms Road and State Road #5 (U.S. #1).

for any and all purposes necessary, convenient, or incident to, or in connection with, the construction, maintenance and operation of any project in the interest of flood control, reclamation, conservation, water storage and allied purposes now or that may hereafter be conducted by the grantee herein, its successors or assigns, in carrying out the purposes and intents of the Statutes of the State of Florida relating to CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT presently existing or that may be enacted in the future pertaining thereto. Any part of the whole of the easement and right herein granted may be assigned by the grantee for use for flood control purposes.

SAVING AND RESERVING unto the grantor the following:

- (1). The right to construct two public bridges across Canal C-17 (Earman River Canal) within the above described land, after completion of construction of said Canal C-17 (Earman River Canal) by the grantee; said bridges to conform to the specifications of the State Road Department of the State of Florida and to the construction standards of the grantee.
- (2). The right to connect two lateral canals to Canal C-17 (Earman River Canal) within the above described lands.

All the covenants and agreements herein contained shall extend to and be binding upon the parties hereto and their respective executors, administrators, personal representatives, heirs, successors and assigns.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise incident or appertaining to the only proper use, benefit and behoof of the grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, this easement deed has been executed by the grantor whose hand and seal is affixed hereto the date first above written.

NORTH PALM BEACH, INC.,  
a Florida corporation

By

Richard E. Ross  
President

ATTEST:

A. B. Linn  
Secretary

Signed, Sealed and Delivered  
in the presence of:

J. B. Linn  
Esther L. Kelly

STATE OF FLORIDA

COUNTY OF PALM BEACH

DEED 1156 PAGE 188

I HEREBY CERTIFY, That on this day personally appeared before me, RICHARD E. ROSS and HERBERT A. ROSS President and Secretary respectively, of NORTH PALM BEACH, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing Easement Deed and acknowledged before me that they executed the same for the purposes therein expressed, and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at West Palm Beach, in the State and County aforesaid, this the 17th day of September A. D., 1956.

*J. B. Ginner*  
Notary Public

My Commission Expires: 9-5-59

<sup>47</sup> This instrument was filed for Record  
2 P. M. this 26 day of Sept. 1956  
and Recorded in book and Page noted above.  
Record verified by ALLEN ARNETTE, Clerk  
Circuit Court, Palm Beach County, Florida  
By *Allen Arnette* Deputy Clerk